

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 27th May, 1977

No. 5730-SOP-77/5876.—In exercise of the powers conferred by sub-section (i) (a) of section (4) of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963, the Governor of Haryana is pleased to declare the controlled area around the town of Hodel, as specified in the schedules given below and shown in the plan appended hereto, to be a controlled area for the purposes of the said act, namely :—

## ANNEXURE

Schedule of boundaries of the Controlled Area around Hodel to be read with drawing No. DTP(G)123/76, dated 16th February, 1976:—

*North*.—Starting from point 'A' i.e., a point 100 Mts. towards West, on the Notified Area Committee limits of Hodel town, from the Western boundary of the road connecting Hodel town and village Garhi Patti (Hodel), then proceeding towards East along the South-East N.A.C. Boundary of Hodel town up to point 'B' which is the point 200 Mts. towards North-East of Delhi-Mathura Railway line and lies on the N.A.C. limits of Hodel Town.

*East*.—Starting from point 'B' and then proceeding towards South-East along a line running 200 Mts. parallel to the Eastern boundary of the said Railway line upto the point 'C' where it meets the northern boundary of Revenue estate of village Bhulwana and then proceeding towards South-East along the said village boundary upto the point 'D' where it meets the Haryana Uttar-Pradesh State Boundary line.

*South*.—Starting from Point 'D' then proceeding towards south and further towards West along the State boundary of U.P. and Haryana upto point 'E' where it meets the point of trijunction of Boundaries of revenue estate of village Bhulwana, Garhi-Patti (Hodel) and U.P. State boundary and then proceeding towards West along the Northern line of rasta to Garhi-Patti (Hodel) upto point 'F' and then proceeding towards North along the Abadi-Deh's limit of village Garhi-Patti (Hodel) upto the point 'G' where it meets a point formed by drawing a line parallel to Hodel Garhi line road and a distance of 100 Mts. from the Western boundary of the said link road.

*West*.—Starting from point 'G' and then proceeding towards North along a line running parallel to above-said link road at a distance of 100 Mts. from the western boundary of the said link road upto the point of start 'A'.

[See Map on Page 879]

The 30th May, 1977

No. 5569-2TCP-77/5914.—In exercise of the powers conferred by sub-section (4) of Section 5 of Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to controlled Area covered by it (given in the Annexures A & B to the development plan) at Rewari, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector-18, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

## ANNEXURE 'A'

## Explanatory Note on the Draft Development Plan of Rewari

The trend of urbanisation and industrial spurt shows signs of over all growth in urban population. The development of various towns and cities is taking place in an unplanned manner, calling for an orderly and co-ordinated developmental approach.

As far as Delhi (Capital City) and its environs are concerned, the Town and Country Planning Organisation, Government of India in conjunction with the Town Planning Departments of the adjoining States, namely, U.P., Rajasthan and Haryana have brought out a National Capital Regional Plan (draft) in order to balance the development of the region vis-a-vis the Delhi metropolis.

Rewari town is one of the 8 regional towns falling in Haryana out of the 17 regional towns envisaged in the Regional Plan. This town is proposed to cater to a population of 75,000 by 1991 as against 43,885 in 1971.

Rewari town lies in the extreme south of the State and is situated at a distance of 93 Kms. from Delhi towards its south-west. It is 13 kms. away from Delhi Jaipur National Highway No. 8 towards its west. It is an important town on account of the following factors :—

- (i) besides being a tehsil headquarter, is the leading town of the district.
- (ii) the biggest railway junction of the metre gauge in India connected with Delhi, Alwar, Narnaul, Mohindergarh and Hissar. It is very well connected by rail and road network with different important towns of the state as well as with Delhi-Union Territory and the important places of Rajasthan.
- (iii) it is traditionally an industrial town and industrial activities are increasing day by day.
- (iv) In the field of education, it excels many parallel towns having 5 degree colleges, 13 Higher Secondary Schools, 2 B.Ed. Colleges, one I.T.I. and one footwear institute

#### EXISTING PHYSICAL FEATURES

The existing town can be considered of two component. One bounded by the circular road and the other outside it. It is very well connected by rail-road net work, as five railway lines merge out from here in different directions and a number of roads radiate from different points on the circular road to Jhajjar, Delhi, Bawali, Kotkasim, Jaipur, Narnaul and Mohindergarh. Like many other towns it too presents a picture of mixed and-uses as grain market near Jhandha Chowk, vegetable market near Gunj, timber and stone market on Jhajjar road are all in residential areas. Religious buildings cover a sizeable area in the form of worship places and holy tank like Teja Singh Tank.

Apart from the area of Model Town and few other pockets, the entire city is enclosed by a circular road. In fact this circular road is the dominating feature and is serving as a guideline for development. The total area of the town is 1,260 acres out of which only 577 acres i.e., 45.8 per cent is developed and the remaining area is lying in the form of vacant pockets.

There is acute shortage of water supply at Rewari. The sub-soil water in the town within the periphery of 8 Kms. is mostly brackish, but there are certain confined areas along the bank of river Sahibi, where adequate potable water is available. The suburbs on the other side of the railway line comprising of railway colony, Rampura and Qutabpur villages, due to close physical setting large population size and unique infrastructure have become a part and parcel of the town.

#### PROPOSALS

The population of the town has been kept 75,000 by 1991 and 1.10 lakh by 2001. In the preparation of the development plan effort has been made in integrating the proposed development with the existing town. Draft Development Plan for Rewari town has been prepared on the radial and grid iron pattern giving rise to 15 sectors in all. Major area for the development has been chosen on the south-east side of Delhi-Jaipur main railway line firstly because it is higher than the other areas and secondly to restrict development on the other side of railway line. The total area of town will be 3,460 acres as against present area of 1,260 acres of Rewari town. Provision of major land uses in the Development Plan of Controlled area is as under :—

Land Use	Area in Acres		
	In the Controlled Limit	Inside Municipal Limit	Total
Residential	..	880	715
Commercial	..	100	150
Industrial	..	430	..
Institutional	..	135	55
Governmental	..	..	73
Utility and Services	..	10	7
Recreational	..	..	165
Communication	..	645	95
<b>Total</b>	..	<b>2,200</b>	<b>1,260</b>
			<b>3,460</b>

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 A ring road around the town has been provided in such a manner that it separates industrial area from other areas and passes mainly through rural zone without affecting any kind of development. Keeping in view the N.C.R. proposals, for effective functioning of the outer ring road, Rewari-Jhajjar, Rewari-Bawali and Rewari-Delhi roads have been upgraded to the level of National Highway. The connections of these roads with the ring road have been made in such a way that the traffic on the outer grid goes uninterrupted.

### ROADS AND RAIL SYSTEM

The road system is on the radial and grid iron pattern and it provides for the following type of the roads with their land reservation as below :—

V-1 (ring road)	.. 60 metres	
a c h V-1, V-1, V-1	.. N.H. width	N.H. Level as per N.C.R. proposals
d e f g i V-1, V-1, V-1, V-1 and V-1	.. S.H. Width	H.S. levels as per N.C.R. proposals
b V-1	.. Existing width	Existing order to be retained as per N.C.R. proposals
V-2 (Peripheral roads around sectors)	.. 30 metres	

Rail proposals in the development Plan are based on the N.C.R. proposals regarding conversion of existing Delhi-Rewari M.G. line to B.G. line, its doubling and electrification, and provision of B.G. rail links from Rohtak to Rewari and Rewari to Palwal which are shown only diagrammatically in the proposed Plan as detailed survey of alignments is yet to be done.

In order to provide free flow of traffic on the proposed ring road, four over head bridges i.e., on the Rewari-Mohindergarh, Rewari-Narnaul, Rewari-Alwar and Rewari-Delhi railway lines need to be provided, but the overbridge on Rewari-Delhi railway lines need to be provided on priority basis for effective functioning of outergrid of road and rail network.

### RESIDENTIAL ZONE

It is estimated that the population of the existing town in the next 25 years will rise to 1.10 lakhs persons. Thus keeping this factor in mind, an area of about 1,595 acres have been reserved for residential purposes in the form of 9 sectors. Sectors have been planned on an overall density of 70 persons per acre. These sectors will be designed with modern standards and will be provided with essential facilities like sewerage, drainage, water supply, shopping, educational and recreational facilities. In order to maintain the continuity of the extension of the existing town the residential areas have been provided so as to merge with the existing town. Thus no vulnerable pockets will be left in between for speculative purposes.

### COMMERCIAL ZONE

An area of about 250 acres has been reserved for city centre, wholesale marketing and ware housing purposes. This will accommodate the business offices, restaurants, wholesale markets, wholesale and retail shops and other such allied houses.

### INDUSTRIAL ZONE

With a view to provide strong economic base to the town it is necessary to infuse industrial development for which efforts both from the public and private sectors will be required. An overall area of 430 acres has been zoned for light and medium industries which is kept on either side of the Rewari-Delhi road. An area of about 315 acres has already been notified under section 4 of the Land Acquisition Act 1894 for this purpose.

### INSTITUTIONAL ZONE

Present educational and technical facilities are adequate enough for balanced and desired development. Major institutional zone of 122 acre has been provided on the extreme south-east side of the town due to existence of two new colleges. It includes 40 acres land under existing two colleges and the remaining area of 82 acres is kept to meet with the future requirements. A few other existing institutional owing to great importance and favourable location have been retained as such. Thus, in addition to the main institutional zone there are two other such areas, one of which is 40 acres and lies on both sides of the railway line being on southern side of Narnaul road comprising of women college, B.Ed. College, Ahir College, etc., while the other is on Pataudi road (28 acres) comprising of foot-wear institute and Jubilee College.

## GOVERNMENTAL BUILDING ZONE

An area of about 73 acres has been reserved for the Government and semi-Government offices. The major consideration in its selection have been its desirability and central location, construction of Sub-Divisional Officer (Civil) Building complex and the modern construction of Bus stand complex nearby.

## UTILITY AND SERVICES ZONE

An area of about 17 acres has been reserved for the utility and services purposes. This has been zoned due to the existence of power house and newly constructed hospital.

## RECREATIONAL ZONE

Because of the existing use such as waterworks and the desirability of the central position in the town, the Town Park has been provided on the north-east side of the commercial zone an area of 120 acres on *ad hoc* basis has been provided. In addition to this area provision for small parks has also been made in different areas of the town. This will not only provide recreational places for inhabitant but will also create interesting avenues along roads.

## RURAL ZONE

The sizable area has been reserved as rural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing villages, contiguous to abodi deh, if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as a rural area.

## ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to by a set of Zoning Regulations which form part of this Development Plan. These Regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulate that all development and change of use shall be in accordance with the details shown in the sector plans, thereby ensuring the preparation of the detailed sector plans for each sector to guide the development and enforce proper control.

## ANNEXURE "B"

### ZONING REGULATIONS

Governing uses and development of land in the controlled area around Rewari as shown in Drawing No. RTP/NCR/679, dated the 8th August, 1976.

**I. General.**—These Regulations, forming part of the development plan for the controlled area around Rewari shall be called Zoning Regulations of the Development Plan for Rewari controlled area.

The requirement of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

**II. Definitions.**—In these regulations:—

- (a) 'Approved' means approved under the rules.
- (b) 'Building rules' means rules contained in part VII of Rules.
- (c) 'Drawing' means Drawing No. RTP/NCR/679, dated 8th August, 1976.
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without divisions in street and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gasfumes odours, dust effluent and any other nuisance to an excessive degree and motivate by electric power;

(g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing, treated water, attachakies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of house holdutensils, shoe-making and repairing, fuel depots etc.;

(h) 'Material Date' means the 5th November, 1974, in respect of land with in the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963,—*vide* Haryana Government notification No. 4463-2TCP-74, dated 16th October, 1974, appearing in *Haryana Government Gazette* of 5th November, 1974;

(i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious injurious fumes and odours;

(j) 'Non-conforming use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan;

(k) 'Public Utility Building' means any building required for running of public utility services such as water-supply, drainage, electricity, post and Telegraph and transport and for any Municipal services including a fire station;

(l) 'Rules' means the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965;

(m) 'Sector density' and 'colony density' shall mean the number of persons per acre in sector area or colony area as the case may be;

*Explanation.—(1)* In this definition of the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony; as bounded with the major road system shown on the drawing in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be;

(ii) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall be on the average contain two dwelling units each with a population on the 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential ptyt, however, only one dwelling unit shall be assumed;

(n) 'Site coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site;

(o) The term 'Act', 'Colony' 'Coloniser', Development Plan' 'Sector' and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and

(p) In case of doubt any other term shall have the same meaning as assigned to it into the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.

**III. Major land uses/Zones.—(1)** For purposes of these regulation the several parts of the controlled area indicated on drawing shall be reserved for the following major land uses and to be designated as under:—

- (1) Residential zone.
- (2) Commercial zone.
- (3) Industrial zone.
- (4) Institutional zone.
- (5) Governmental zone.
- (6) Utility and services zone.

- (7) Recreational zone.
- (8) Communication zone.
- (9) Rural zone.

**IV. Division into sectors.**—Major land uses mentioned at serial No. 1 to 5 in regulation III above which are land uses if or building purposes have been divided into sectors, as shown bounded by the major road reverations, and each sector shall be designated by the number as indicated on the drawing.

**V. Detailed land uses within major uses.**—Main ancillary and allied uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix 'A' sub-joined to these regulations.

**VI. Sectors not ripe for development.**—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

**VII. Sectors to be developed exclusively through Government enterprise.**—(1) Change of land use and developments in sectors which are the General Business-cum-commercial-cum-civic zone and shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (1) above the Government may reserve, at any time any sector for development exclusively by it or by the agencies mentioned above.

**VIII. Land reservation of major roads.**—(1) Land reservation of major roads shall be as under:—

(i) Major road indicated as V-I (Ring Road) on the drawing—60 metres.	
(ii) Major road indicated as—	
V-I(a) Rewari—Delhi road	.. NH (NCR proposals)
V-I(b) Rewari—Kotkasim	.. ODR—existing width.
V-I(c) Rewari—Bawal	.. NH width
V-I(d) Rewari—Jaipur	.. SH width
V-I(e) Rewari—Narnaul	.. SH width
V-I(f) Rewari—Mohindergarh	.. SH width
V-I(g) Rewari—Dadri	.. SH width
V-I(h) Rewari—Jhajjar	.. NH width
V-I(i) Rewari—Pataudi	.. SH width
(iii) Major roads indicated on the drawing (roads along the boundaries or sectors)	V-2

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

**IX. Industrial non-conforming uses.**—With regard to the existing industries shown in zones other than industrial zones in the draft development plan such industrial non-conforming uses shall be allowed to continue, provided that the owner of industry concerned:—

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and

(b) During the interim period, makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. *Discontinuance of non-conforming uses*—(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed, to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, floods, explosion, earthquake, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

XI. *Relaxation of land use within Rural zone*—In case of any land lying in rural zone Government may relax the provisions of this development plan:—

- (a) for use and development of the land into industrial colony, provided the coloniser had purchased the land for the said use and development prior to the material date on stamped paper and the coloniser secures permission for this purpose as per rules; and
- (b) for use of land as an individual industrial site as distinct from an industrial colony provided that :
  - (i) the land was purchased prior to the material date;
  - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
  - (iii) the owner of the land secures permission for building as required under the rules; and
  - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in his behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

*Explanation*.—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XII. *The development to conform to sector and zoning plan*.—No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed used and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XIII. *Density size and distribution of plots*.—(1) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawings subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI the colony density of the colony area shall not exceed the limits as laid down below:—

For areas up to 100 hectares	..	60
For area larger than 100 hectares	..	45

XIV. *Individual sites to form part of approved layouts*.—No permission for erection or re-erection of building on a plot shall be given unless—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in regulation XI above, and
- (ii) the plot is accessible through road laid out and constructed up to the location of the plot to the satisfaction of the Director.

XV. *Minimum size of the plots for various uses*.—(1) The minimum sizes of plots for various types of uses shall be as below:—

(i) Residential plot	..	100 sq. metre
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(ii)	Residential housing or slum dwellers housing schemes approved by the Government	75 sq. metre
(iii)	shop-cum-residential plot	100 ..
(iv)	shopping booth including covered corridor of pavement in front	20 ..
(v)	local service industry plot	200 ..
(vi)	light industry plot	200 ..
(vii)	medium industry plot	0.8 ..

(2) The minimum area under a group housing estate shall be 0.4 hectare.

XVI. *Site coverages and height of buildings in various uses.*—Site coverage and height up to which buildings may be erected with in independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules in the case of other categories, the maximum site coverage and the floor area ratio shall subject to architectural control as may be imposed under regulated on XVIII be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	33½ per cent	150 per cent
(ii) Government offices	25 per cent	150 per cent
(iii) Commercial plots within central business zone	50 per cent if air-conditioning is not done 75 per cent if air-conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XVII. *Building lines in front side and rear.*—This shall be provided in accordance with rule 51, 52 and 53.

XVIII. *Architectural control.*—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets, prepared under rule 50.

XIX. *Provision of farm houses outside abadi-deh in rural zone.*—A farm house in rural zone outside abadi-deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectare.

Size of the farm	Maximum coverage of farm house	Maximum height and storey
0.4 to 1.2 hectare	45 sq. metres	Single storey 6 metres.
above 1.2 hectares	135 sq. metres	Ditto

Minimum set back for dwelling shall be—

- 15 M. from any boundary line of property.
- 30 M. from any village road.
- 60 M. from any State road connecting the towns.
- 300 M. from any National Highway and Schedule roads.
- 400 M. from any bye-pass.

XX. *Relaxation of Development Plan.*—Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the development plan on principle of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

### APPENDIX 'A'

1.

#### RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding house
- (iii) Social community, religious and recreative building
- (iv) Public utility buildings
- (v) Education buildings, all types of Schools and where necessary Colleges
- (vi) Health institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Local service industries
- (x) Cinemas
- (xi) Petrol filling stations and services garages
- (xii) Bus stands and bus stops
- (xiii) Tonga, taxi, scooter, and rickshaw stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plan of the colonies

#### 2. COMMERCIAL ZONE

- (i) Wholesale markets, wholesale and retail shops and storage
- (ii) Business office and restaurants.
- (iii) Residences if located in the first or higher floors
- (iv) Public utility buildings
- (v) All necessary uses clearly incidental to above use including petrol filling stations, services garages, truck stand etc.

As per site shown on the sector plan and zoning plan

Uses strictly prohibited.—

Storage of petroleum and other inflammable material

#### 3. INDUSTRIAL ZONE

- (i) Light and medium industry
- (ii) Local service industry
- (iii) Warehousing and storage
- (iv) Public utility buildings, community recreative and social buildings, retail shops

As required for the local need of the area and as per sites and shown on the sector plan and or on the approved plan of the colony

- (v) Parking, loading and unloading areas.
- (vi) Bus stops, taxi, tonga and rickshaw stand.
- (vii) Petrol filling stations and service garages.

#### 4. INSTITUTIONAL ZONE

Special and major institution required for the town and surrounding regions and set up or sponsored by the Government under taking or a public or semi-public organisation approved by the Government with emphasis on educational and research and all buildings ancillary thereto.

#### 5. GOVERNMENTAL ZONE

Government and semi-Government office building and ancillary buildings to such uses.

#### 6. COMMUNICATION ZONE

All requirements of railway and road department.

#### 7. RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Farm houses within abadi deh subject to restriction as laid down in regulation XI.
- (iii) Villages houses within abadi-deh.
- (iv) Expansion of existing villages contiguous to abadi-deh, if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations & pasteurization plants
- (vi) Bus and railways stations
- (vii) Airports with necessary buildings.

} as approved  
by the  
Director

- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage, Irrigation and hydro-electric works.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Cremation and burial grounds.
- (xiii) Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and approved site provided that none of these operations and sites within 300 metre of the edge of any National, State or District Highway. } as approved by the Director.
- (xiv) Petrol filling stations.
- (xv) Any other use which Government in public interest decides.

#### RECREATIONAL ZONE

#### 8. MAJOR OPEN SPACES

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area, i. e., Part at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.
- (vi) Grain godowns/storage spaces at the site approved by the Director.

[See Drawing No. 678 and 679 on Page No. 883 and 885.]